

Division of Health Service Regulation

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| STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION | (X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL064004 | (X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING: _____ | (X3) DATE SURVEY COMPLETED 12/11/2015 |
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| NAME OF PROVIDER OR SUPPLIER BREKENRIDGE RETIREMENT CENTER | STREET ADDRESS, CITY, STATE, ZIP CODE 2500 HUNTER HILL ROAD ROCKY MOUNT, NC 27804 |
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| C 000 | Initial Comments This is a Report of a Biennial Construction Survey conducted by Greg Cates on December 11, 2015. Based on information gathered from our files, the Facility was first licensed on March 22, 1995 for Sixty-Four (64) residents. Based on this information, we are requiring the facility to meet the 1994 Rules for the Licensing of Domiciliary Homes and the 1991 North Carolina State Building Code, Section 419- Institutional Occupancy; and the applicable portions of the 2005 Rules for Adult care Home of Seven or More Beds. | C 000 | | |
| C 116 | Plans Submittals and Approvals SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0304 PLANS AND SPECIFICATIONS (a) When construction or remodeling of an adult care home is planned, two copies of Construction Documents and specifications shall be submitted by the applicant or appointed representative to the Division for review and approval. As a preliminary step to avoid last minute difficulty with final plan approval, Schematic Design Drawings and Design Development Drawings may be submitted for approval prior to the required submission of Construction Documents. (b) Approval of Construction Documents and specifications shall be obtained from the Division prior to licensure. Approval of Construction Documents shall expire after one year unless a building permit for the construction has been obtained. (c) If an approval expires, renewed approval shall be issued by the Division, provided revised Construction Documents meeting all current regulations, codes and standards are submitted | C 116 | | |

FEB 10 2016

Division of Health Service Regulation

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

STATE FORM

8999

HT0321

If continuation sheet 1 of 7

Pamela J. Grant Administrator

2-8-16

Division of Health Service Regulation

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| C 116 | <p>Continued From page 1</p> <p>by the applicant or appointed representative and reviewed by the Division.</p> <p>(d) Any changes made during construction shall require the approval of the Division to assure that licensing requirements are maintained.</p> <p>(e) Completed construction or remodeling shall conform to the requirements of this Section including the operation of all building systems and shall be approved in writing by the Division prior to licensure or occupancy. Within 90 days following licensure, the owner or licensee shall submit documentation to the Division that "as built" drawings have been received from the builder.</p> <p>(f) The applicant or designated agent shall notify the Division when actual construction or remodeling starts and at points when construction is 50 percent, 75 percent and 90 percent complete and upon final completion.</p> <p>This Rule is not met as evidenced by: 1- Based on observations and review of records, the facility failed to submit plans for modifications to the magnetic locking system installed on the exits. This affects all occupants in the facility by possibly restricting people from exiting the building in the event of an emergency.</p> <p>Findings include: There are no records of plan submittals for the installation or modification to the magnetic locking system installed on the exits and the system does not meet the NC State Building Code requirements for 'Delayed Egress' or 'Special Locking Arrangements.' The following deficiencies were observed. a- There are no emergency override switches located within 3 feet of the EXIT doors. b- The wander-guard system improperly takes</p> | C 116 | <p>(116-1a.) Edwards Electronic Systems has proposed to install a latching emergency exit button under a clear cover that will alarm if opened. Also install another emergency exit button (not under cover) at the Nurses station that will release all 7 doors if activated. This project will require the following: 7 Clear cover w/ Horn. 8 Push Button Emergency Door Release Button. →</p> | |

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| C 116 | Continued From page 2 precedence and re-locks the doors when the fire alarm system has been activated and is in alarm. | C 116 | <p>1 Backboxes, Wire, Hardware and Connectors.</p> <p>* Curtis Jones w/ Edwards Electronics will make contact with the Division of Health Service Regulation / Construction Division for approval of the project. Mr. Jones will make contact and submit all necessary documents to the Construction Division by March 1, 2016.</p> <p>* Please see attached proposal from Edwards Electronics - dated 12-18-15.</p> <p>(116-16) When Fire Alarm is activated the Wander Guard System releases all doors. This system was not working on Dec. 11, 2015 when surveyor tested the system. This was corrected on the same day when Baltimore Fire found the disconnected wire that had been disconnected in error. System was tested by Edwards Electronics and Baltimore Fire on Dec. 11, 2015 and all worked perfect.</p> | |
| C 164 | Housekeeping and Furnishings-Clean, Repaired SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (1) have walls, ceilings, and floors or floor coverings kept clean and in good repair; (2) have no chronic unpleasant odors; (3) have furniture clean and in good repair; (e) This Rule shall apply to new and existing facilities. This Rule is not met as evidenced by: 1- Based on observations, the facility has failed to maintain the building and furnishings in good repair and clean. Findings include: a- There is a pattern of the vinyl wall covering peeling in several locations in the Common Bathrooms, including but not limited to Bathrooms 163 and 107. | C 164 | | |
| C 166 | Housekeeping-Maintained Free of Hazards SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities. | C 166 | | |

Gregory Cates, Surveyor was contacted and made aware that system was back functioning properly.

If continuation sheet 4 of 7

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| C 189 | Continued From page 4 2- Based on observations, the facility has failed to maintain the building electrical system safe and operating. This deficiency may affect those persons using the receptacles by allowing the possibility of electrical shock. Findings include: a- The GFCI receptacle in Room 107 did not trip when tested. 3- Based on observations, the facility has failed to ensure that the building is safe by not maintaining the fire resistance of building components. This deficiency directly affect all residents, personnel, and visitors by allowing the possible spread of smoke beyond the compartment of origin. Findings include: a- There are gaps around the water pipes in Room 115 Mechanical Room b- The flange around the duct where it penetrates the ceiling has dropped, exposing the hole around the duct. c- The corridor door to Room 154 does not latch. d- The corridor door to Room 183 does not latch. 4- Based on observations, the facility has failed to maintain the safety systems in operating condition. This could affect all occupants of the building in the event of a power failure. Findings include: a- The EXIT sign at the Laundry does not | C 189 | (189-2a) New receptacle installed by maintenance, Phil Griffin. (189-3a) Gap around pipes in Room 115 sealed by maintenance, Phil Griffin. (189-3b.) Flange reattached to ceiling and sealed by maintenance, Phil Griffin. (189-3c,d) New latches installed to doors in Rooms 154 and 183 by maintenance, Phil Griffin. (189-4a) New LED Exit sign installed by maintenance, Phil Griffin. | Completed 12-16-15 Completed 12-16-15 Completed 12-16-15 Completed 12-16-15 |

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| C 189 | Continued From page 5 illuminate on battery power. 5- Based on observations, the facility has failed to maintain the plumbing systems in safe and operating condition. This may affect all residents in the facility by allowing the migration of brown water back into the water supply. Findings include: a- The sink in the Beauty Shop is not equipped with a vacuum breaker/ anti-siphon device. | C 189 | (189-5a) Valve installed to Beauty Shop sink by maintenance, Phil Griffin. | Completed 1-6-16 |
| C 199 | Exhaust Ventilation SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities. This Rule is not met as evidenced by: 1- Based on observations, the facility has failed to provide mechanical exhaust to Soiled Utility Rooms. This may affect all occupants of the building by not exhausting bacteria and odors out | C 199 | (199-1a) Installed a new exhaust fan in the Soiled utility room at laundry by maintenance, Phil Griffin. | Completed 12-18-15 |

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| C 199 | Continued From page 6 of the building. Findings include: a- The Soiled Utility Room at the Laundry is not equipped with mechanical exhaust fan. 2- Based on observations and testing, the facility has failed to maintain the mechanical exhaust systems in working condition. This may affect all persons in the building as it prevents the exhausting of odors and possible bacteria or germs that may cause illness. Findings include: a- The exhaust fan in Room 122 is not exhausting air. b- The exhaust fan in Room 168 is not exhausting air. c- The exhaust fan in Room 173 is not exhausting air. | C 199 | (199 - 2a,b,c) New fan motors installed in Room 122, 168 and 173 by maintenance, Phil Griffin. | |



Edwards Electronic Systems, Inc.

788A Central Drive, Concord, NC 28025
3821 Powhatan Rd. Clayton, NC 27527
P.O. Box 39 Clayton, NC 27528
Phone (704) 721-3280
Phone (919) 359-2239
Mobile (919) 624-4519

12/18/2015

Brekenridge

Attn: Pam Evans

Edwards Electronic Systems (EES) respectfully submits this quotation for making upgrades to the patient wandering system as requested by the State Inspector. At the seven RoamAlert doors EES will install a latching emergency exit button under a clear cover that will alarm if opened. Also we will install another emergency exit button (not under cover) at the nurses station that will release all 7 doors if activated

Total Cost: \$ 2860.00 .

(Price includes Taxes, Shipping and Labor)

| QTY. | EQUIPMENT DESCRIPTION |
|------|---|
| 7 | Clear Cover with Horn |
| 8 | Push Button Emergency Door Release Button |
| 1 | Backboxes, Wire, Hardware and Connectors |

Notes

*One year warranty on all equipment and labor supplied by EES

TERMS AND CONDITIONS

Proposal is active for a period of 60 days. Invoices will be due NET 30 days, subject to late payment fee.

EES Signature

Pam Evans
Customer Signature
Administrator
Date